

CODE ANALYSIS

APPLICABLE CODES

	Year		Year
International Building Code	2003	National Electrical Code	2003
International Mechanical Code	2003	Uniform Code for Building Conservation	
International Plumbing Code	2003	ADA Accessibility Guidelines	ICC/ANSI 117.1 1998
International Fire Code	2003		
International Energy Conservation Code	2003		

A. Occupancy and Group: EXIST. BLDG: B NO ADDITION OR REMODELED INTERIOR SPACE
Change in Use: Yes No Mixed Occupancy: Yes No
Special Use and Occupancy (e.g. High Rise, Covered Mall):

B. Seismic Design Category: Design Wind Speed: mph

C. Type of Construction (circle one):

I A I B II A II B III A III B IV HT V A V B

D. Fire Resistance Rating Requirements for the Exterior Walls based on the fire separation distance (in hours):
North: South: East: West:

E. Mixed Occupancies: Nonseparated Uses:

F. Sprinklers:
Required: Provided: Type of Sprinkler System:

G. Number of Stories: 2 Building Height: 27'

H. Actual Area per Floor (square feet): EXISTING: 3,000 SF NEW: 0 SF

I. Tabular Area: 9,000 SF 2 STORIES

J. Area Modifications:

a) $A_a = A_t + \left[\frac{A_t I_f}{100} \right] + \left[\frac{A_t I_s}{100} \right]$ $I_f = 100 \left[\frac{F}{P} - 0.25 \right] \frac{W}{30}$

b) Sum of the Ratio Calculations for Mixed Occupancies:

$\frac{\text{Actual Area}}{\text{Allowable Area}} \leq 1$

c) Total Allowable Area for:

- 1) One Story: 9,000 SF
2) Two Story: $A_a(2)$ 18,000 SF
3) Three Story: $A_a(3)$

d) Unlimited Area Building: Yes No Code Section:

K. Fire Resistance Rating Requirements for Building Elements (hours).

Fire-Resistive Requirements:	Type: V-B
Bearing walls - Interior:	0
Exterior Non-Bearing Walls:	0
Structural Frame:	0
Partitions:	1
Shafts:	1 Hr.
Floors - Ceilings:	0
Roofs - Ceilings:	0

L. Design Occupant Load: 45

Exit Width Required: Exit Width Provided:

M. Minimum Number of Required Plumbing Facilities:

- a) Water Closets - Required (m) (f) Provided (m) (f)
b) Lavatories - Required (m) (f) Provided (m) (f)
c) Bath Tubs or Showers:
d) Drinking Fountains: Service Sinks:

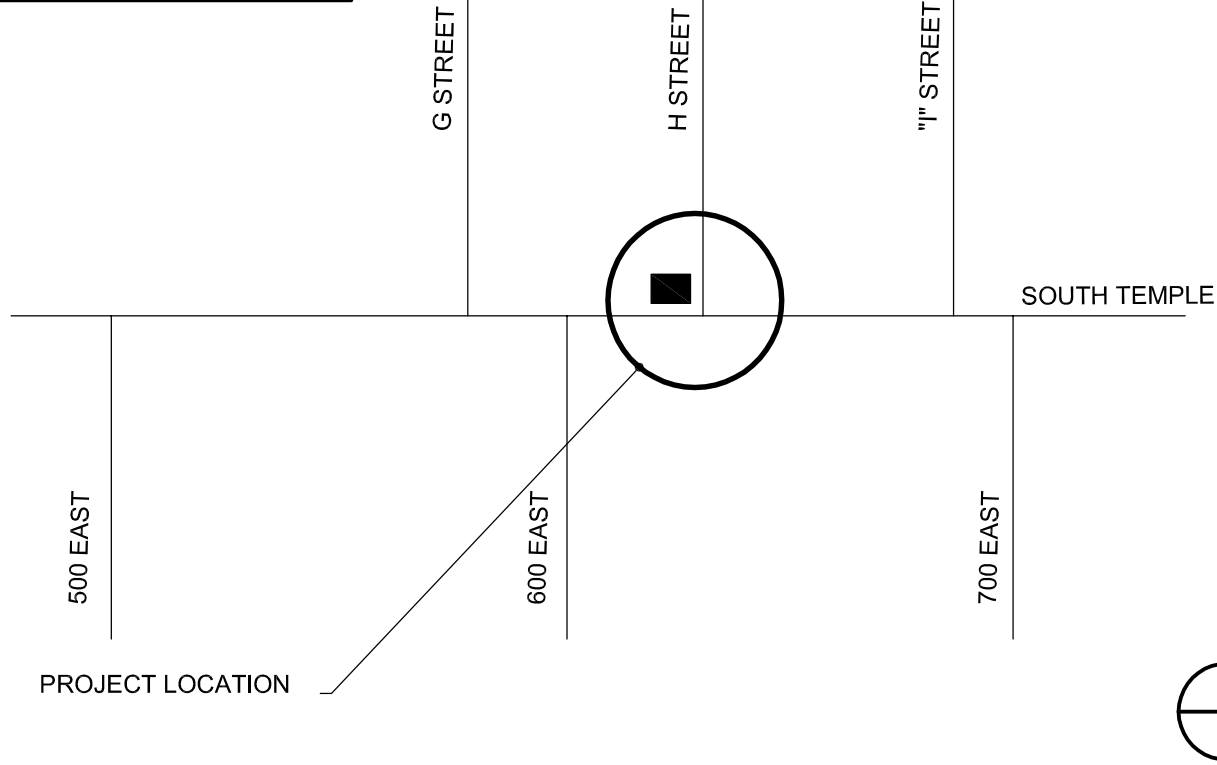
FOOTNOTES:

- 1) In case of conflict with the U.S. Department of Justice Federal Registers Parts I through V - ADA Guidelines and specific reference to the International Building Code Accessibility Chapters, the more restrictive requirement shall govern.
2) Additional Code Information shall be provided at the discretion of the Building Official for Complex Buildings. Including, but not limited to:
a) High Rise Requirements.
b) Atriums.
c) Performance Based Criteria.
d) Means or Egress Analysis.
e) Fire Assembly Locator Sheet.
f) Exterior and Interior Accessibility Route.
g) Fire Stopping, Including Tested Design Number.

PROJECT TEAM

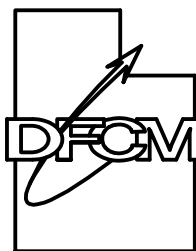
OWNER:
DFCM
Bob Anderson Project Manager
4110 State Office Bldg.
Salt Lake City, Utah 84114
phone (801) 538-3624
ARCHITECT:
AXIS ARCHITECTS
Pierre O. Langue, AIA
352 South Denver St. Suite 205
Salt Lake City, Utah 84111
phone (801)355-3003
fax (801)355-0113

VICINITY MAP



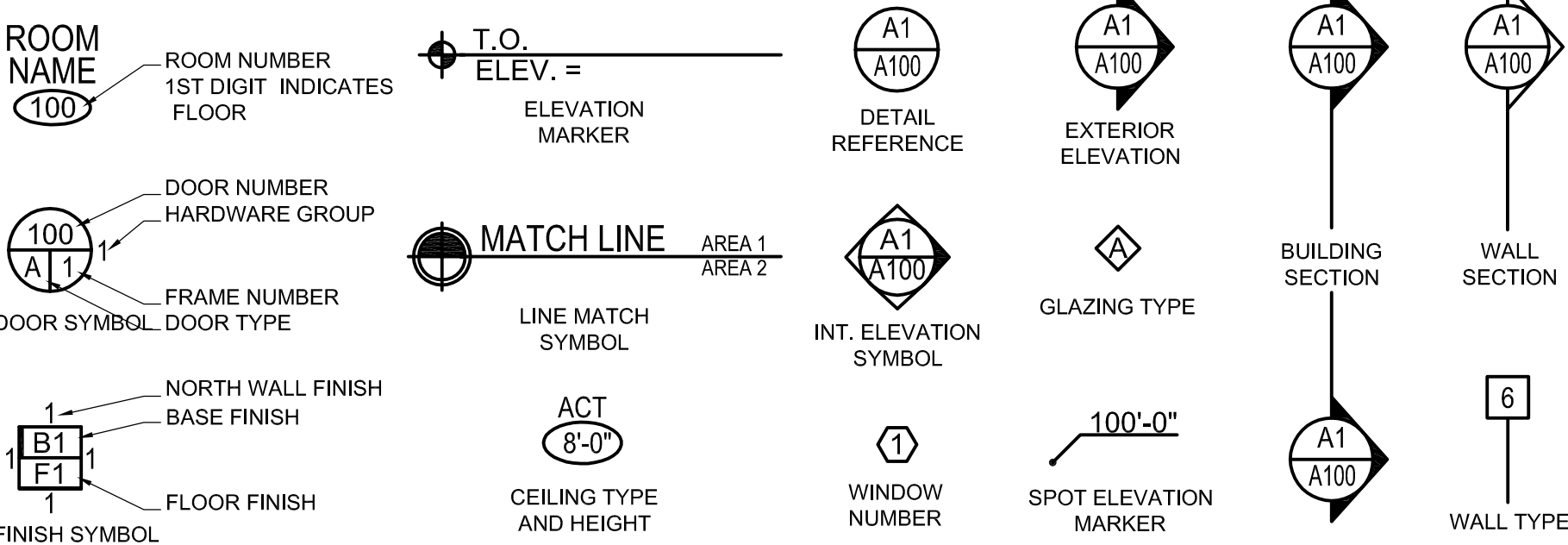
State of Utah

Department of Administrative Services

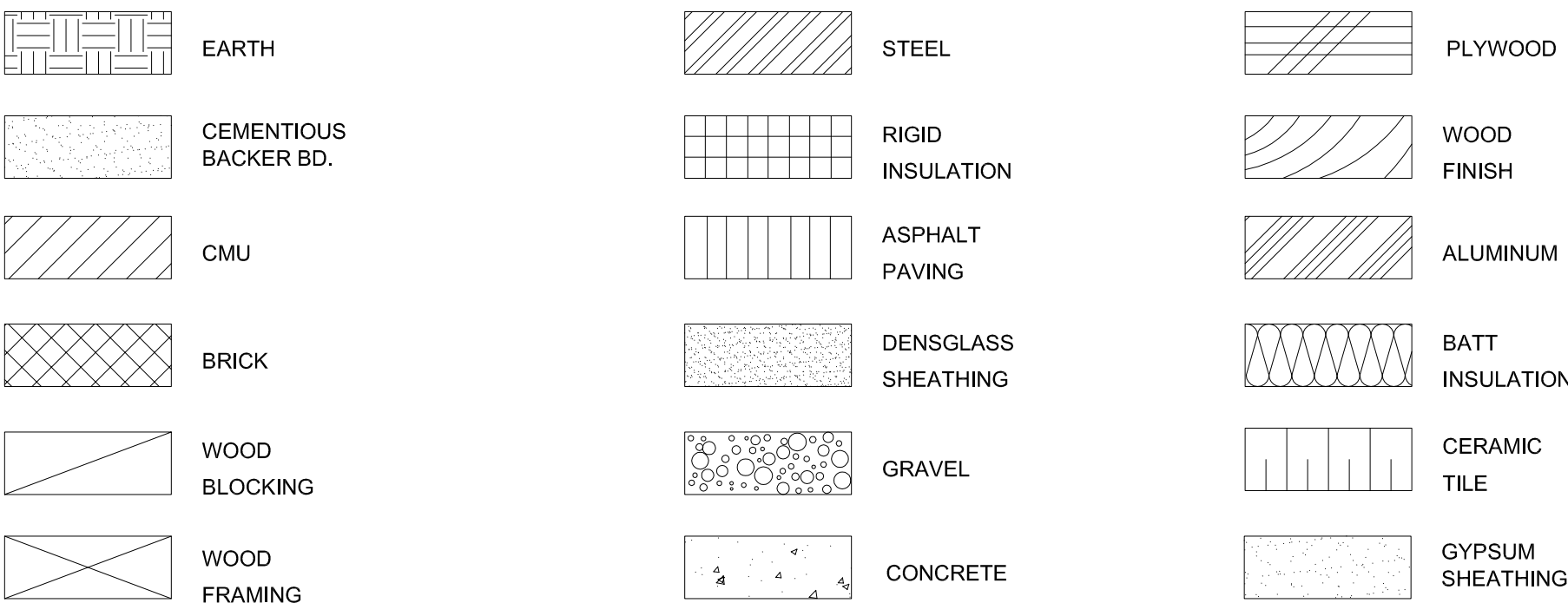


Division of Facilities
Construction & Management
4110 State Office Building
Salt Lake City, Utah 84114
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SYMBOL LEGEND



GRAPHIC SYMBOLS



DRAWING INDEX

GENERAL	
GI101	GENERAL INFORMATION
ARCHITECTURAL	
AE101	FIRST FLOOR PLAN - FOR REFERENCE
AE102	SECOND FLOOR PLAN - FOR REFERENCE
AE201	ELEVATIONS
AE202	ELEVATIONS
AE505	ELEVATION DETAILS
AE506	ELEVATION DETAILS
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AE511	ELEVATION DETAILS
AE512	ELEVATION DETAILS
AE513	ELEVATION DETAILS
AE514	ELEVATION DETAILS
AE515	ELEVATION DETAILS

NOTE: THE SHEETS LISTED ABOVE REPRESENT A FULL SET OF CONSTRUCTION DOCUMENTS AND INCLUDE A PROJECT MANUAL AND SHALL NOT BE SEPERATED. ANY CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT SHALL BE RESPONSIBLE FOR REVIEWING ALL THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO DRAWINGS, DETAILS, PROJECT MANUAL, SPECIFICATIONS AND ANY AND ALL ADDENDA ISSUED.

Department of Community and Culture
Fine Arts Council
Glendenning Home Exterior Renovation
Phase 3 - Masonry Renovation
DFCM PROJECT # 06053080
617 East South Temple
Salt lake City, Utah 84103

Fine Arts Council
Glendenning Renovation

Salt Lake City, Utah

Phase 3 Masonry Restoration

Revision # Date

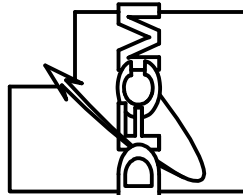
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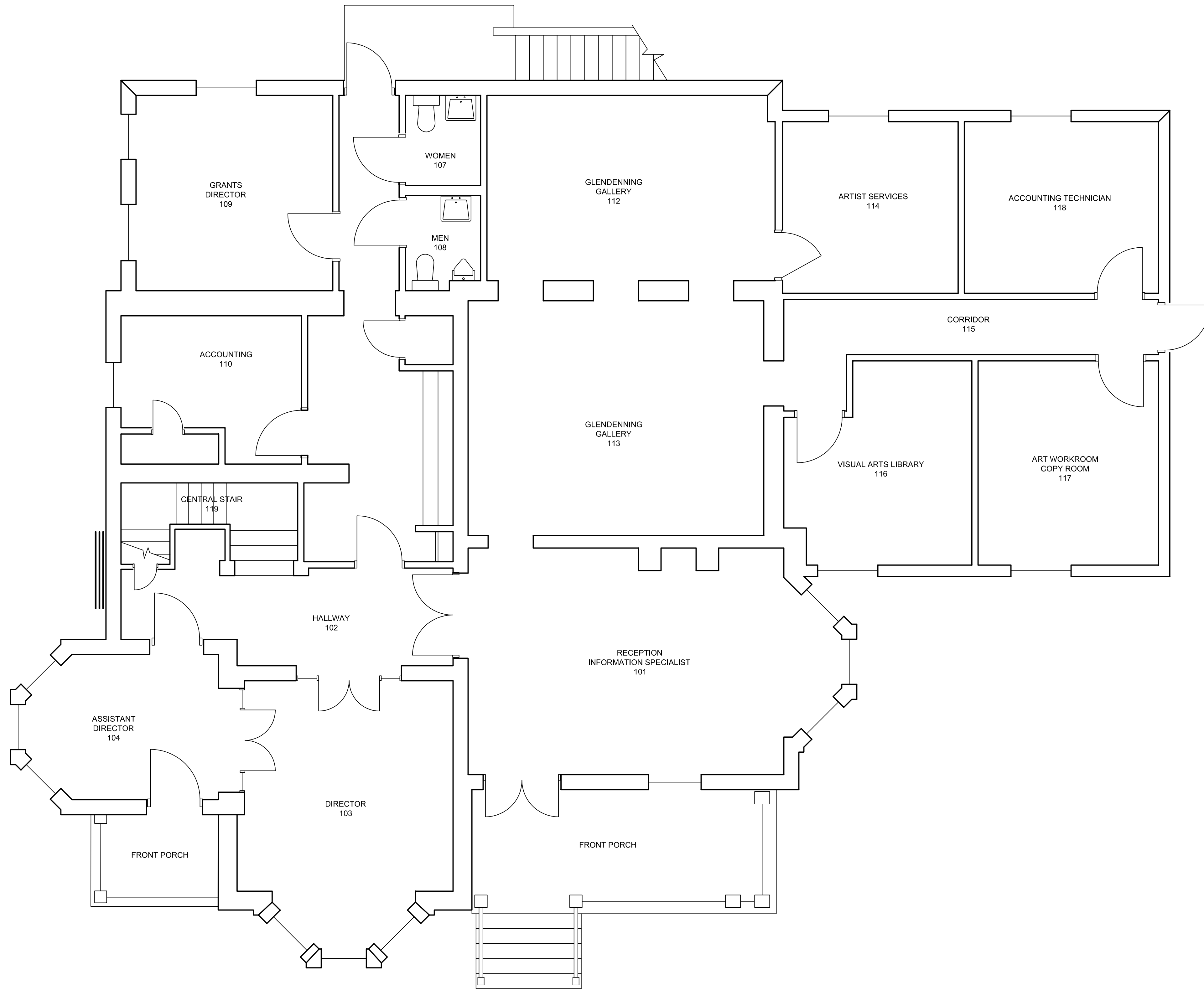
INFORMATION SHEET

GI101

Axis Architects

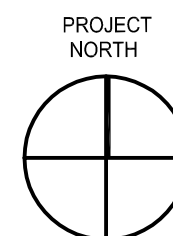


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A3 1ST FLOOR PLAN

SCALE: 1/4"=1'-0"



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Salt Lake City, Utah
Phase 3 Masonry Restoration

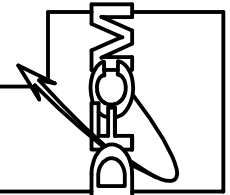
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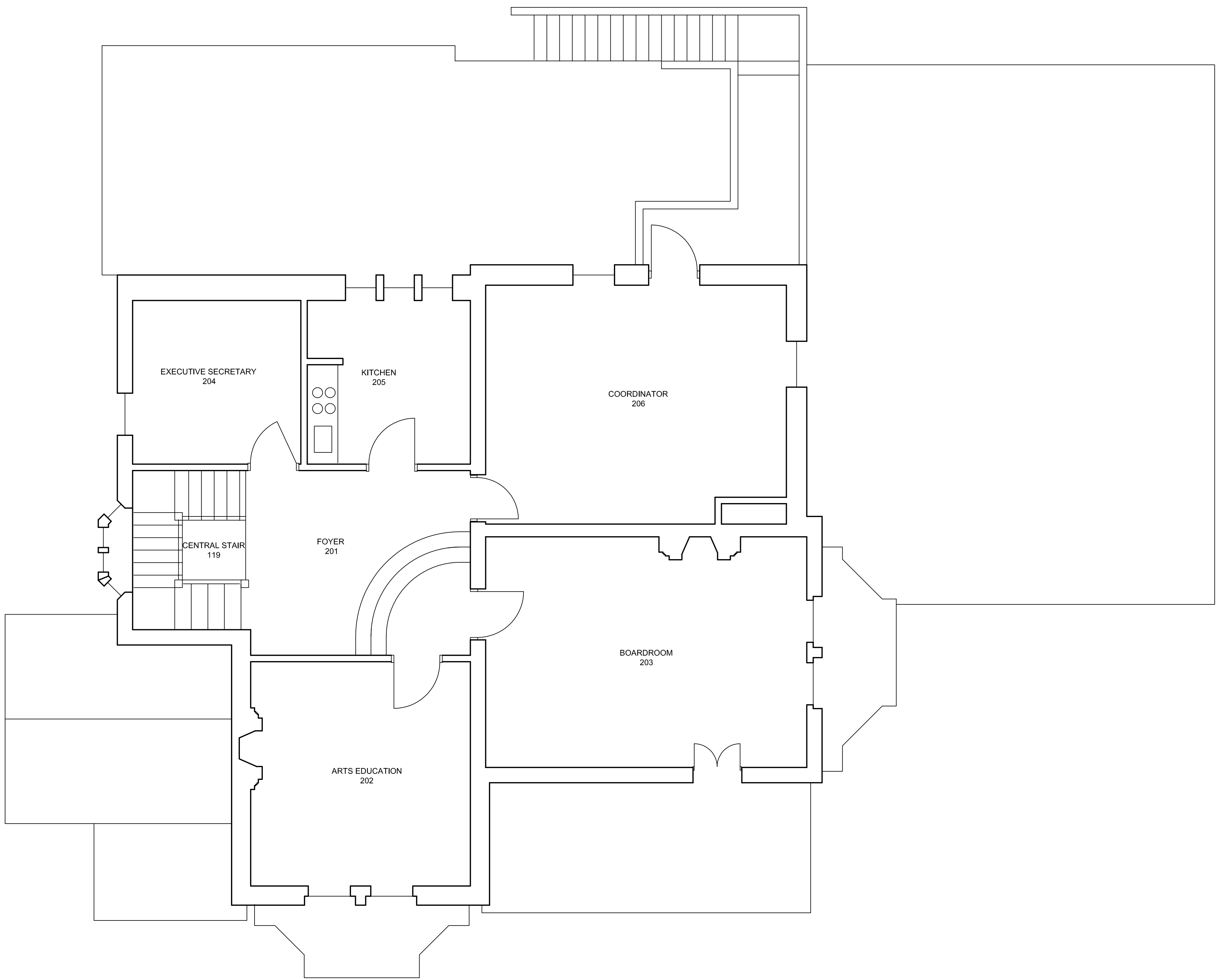
1ST FLOOR PLAN

Axis Architects



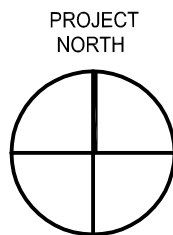
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AE101



A3 2ND FLOOR PLAN

SCALE: 1/4"=1'-0"



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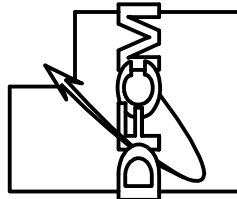
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2ND FLOOR PLAN

AE102



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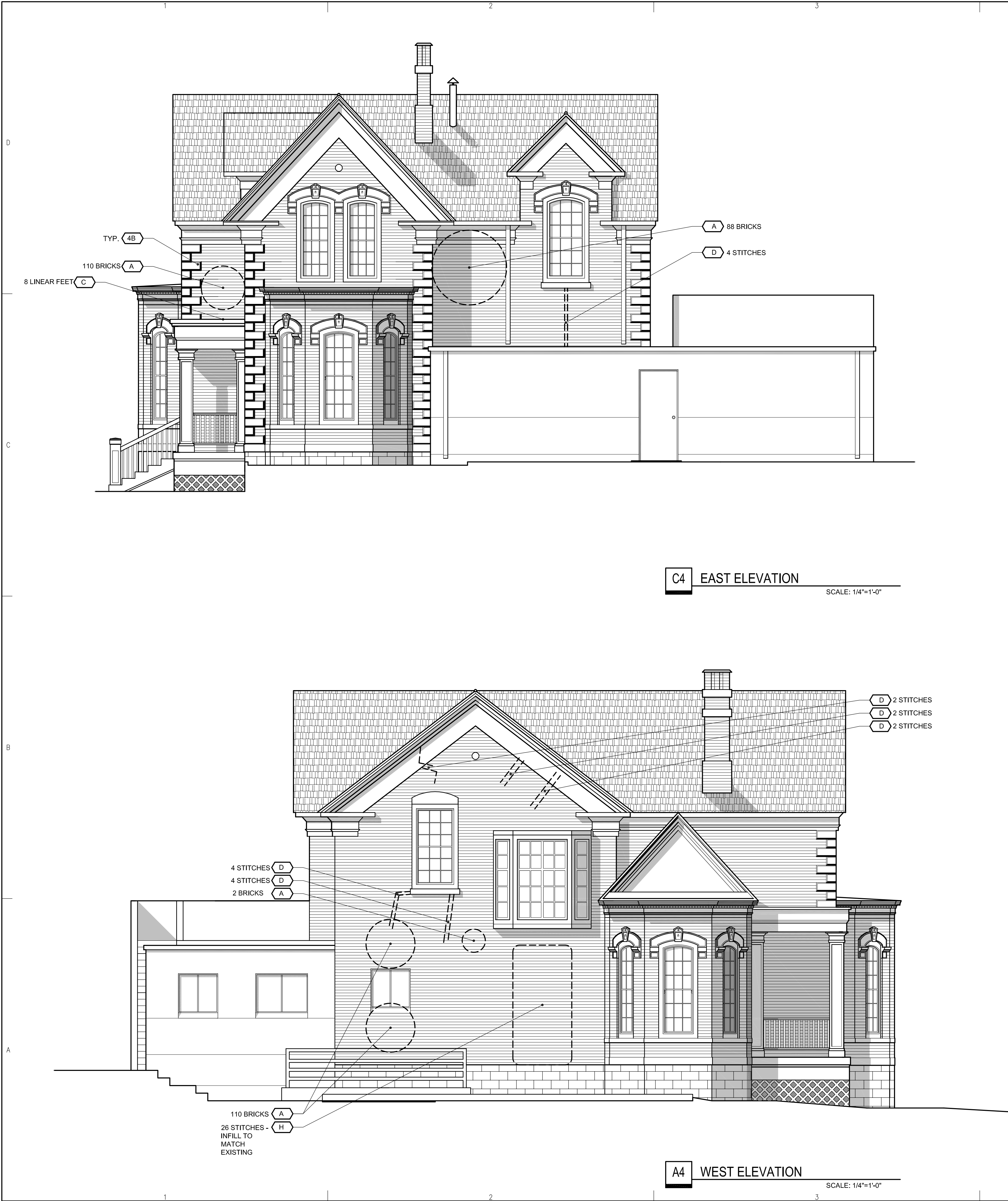


Architectural elevation drawing of a two-story house. The drawing includes the following callouts and details:

- 15 LN. FT.**: Dimension for the roofline.
- 20 LN. FT.**: Dimension for the dormer.
- 195 BRICKS**: Material callout for the chimney.
- EXISTING STUCCO TO REMAIN UNDISTURBED**: Note for the side wall.
- TYP 4A**: Detail callout for the window.
- TYP 4B**: Detail callout for the door.
- D**: Detail callout for the door.
- A** and **B**: Section line markers.

A1 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



GENERAL NOTES

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AFTER REPAIRS HAVE BEEN MADE, COAT ALL MASONRY WITH BREATHABLE CLEAR SEALER AS DESCRIBED IN SPECIFICATIONS.
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KEYNOTE LEGEND

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ELEVATION NOTES

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MASONRY GENERAL NOTES

- REMOVE ANY CEMENT PATCHES FROM BRICK AND PATCH ANY HOLES, MAKE ALLOWANCE FOR REMOVING & REPLACING BRICK ON ENTIRE BUILDING WHERE LARGE PATCHES HAVE BEEN REMOVED. THIS WILL BE DONE AT THE ARCHITECTS DISCRETION BASED ON THE SEVERITY OF THE DETERIORATION AFTER THE PATCH HAS BEEN REMOVED.
- QUANTITIES AND DIMENSIONS SHOWN ON MASONRY KEY NOTES ARE ESTIMATES ONLY - CONTRACTOR TO VERIFY PRIOR TO BID.

MASONRY KEYNOTE LEGEND

- A REMOVE AND REPLACE NON MATCHING BRICK INFILL
- B CLEAN STAIN OFF MASONRY.
- C REMOVE EXISTING CAULK ALONG TOP OF ROOFING. TERMINATION BAR AND RE-CAULK
- D INSTALL CRACK STITCHES EVERY THREE BED JOINTS REMOVE ALL CEMENT PATCHES OFF BRICKS.
- F REMOVE AND REPLACE SEVERELY DETERIORATED BRICK
- G STRIP REMAINING PAINT OFF BRICK.
- H MATCHING BRICK INFILL TO REMAIN. STRUCTURE BOTH SIDES OF IN FILL EVERY THREE BED JOINTS
- I REPOINT OFF-COLOR MORTAR JOINTS.

Fine Arts Council
Glendenning Renovation

Salt Lake City, Utah
90% CD Review Set

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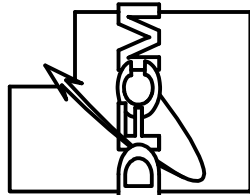
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Owner # DFCM # 06053080
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ELEVATIONS

AE202

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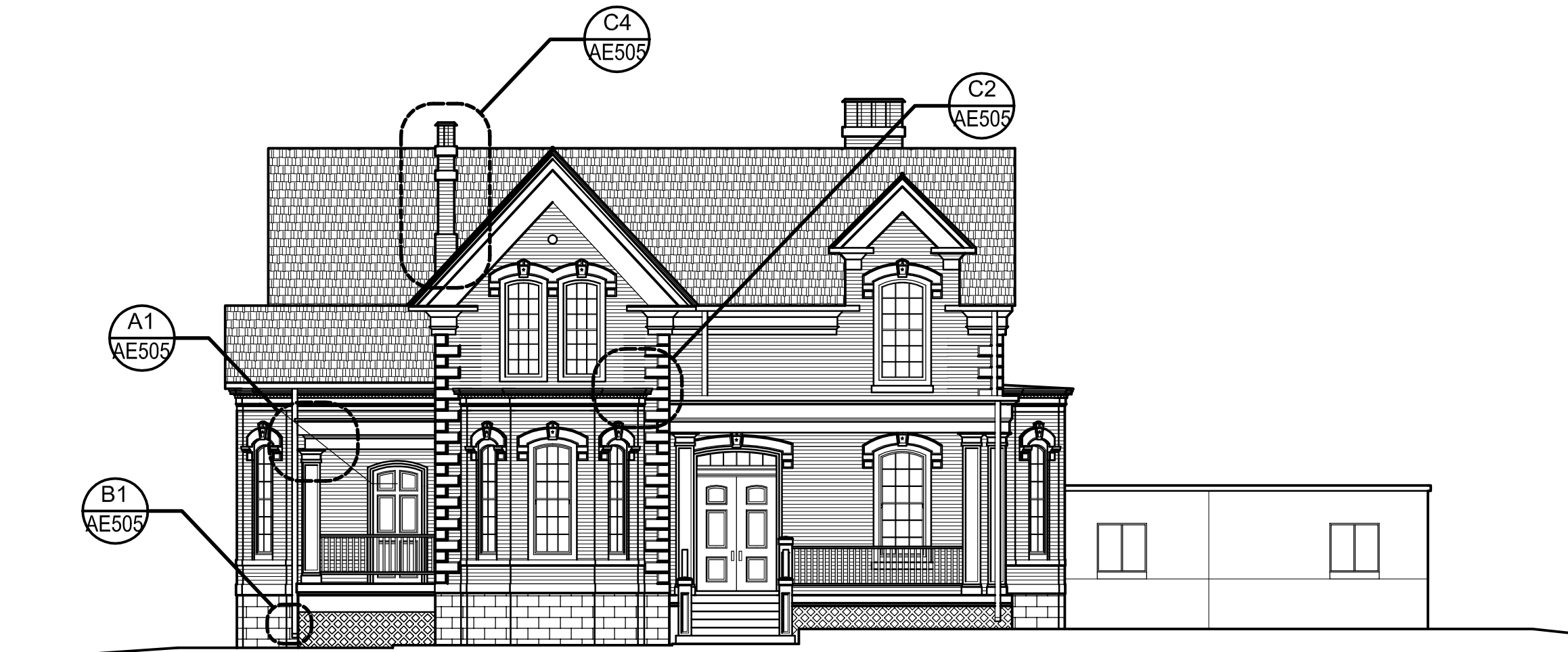
C2 BAY WINDOW EAVE DETAIL
SCALE: N.T.S.



C4 CHIMNEY DETAIL
SCALE: N.T.S.



B1 SIDE PORCH FDTN DETAIL
SCALE: N.T.S.



B2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



A1 SIDE PORCH CANOPY DETAIL
SCALE: N.T.S.

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Salt Lake City, Utah
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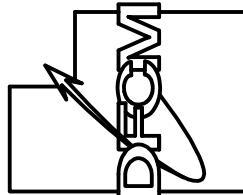
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ELEVATIONS

AE505

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SEE ELEVATION NOTE 3



SCALE: 1/4"=1'-0"



SCALE: N.T.S.



SCALE: N.T.S.

AE506



C1 MASONRY DETAIL

SCALE: N.T.S.



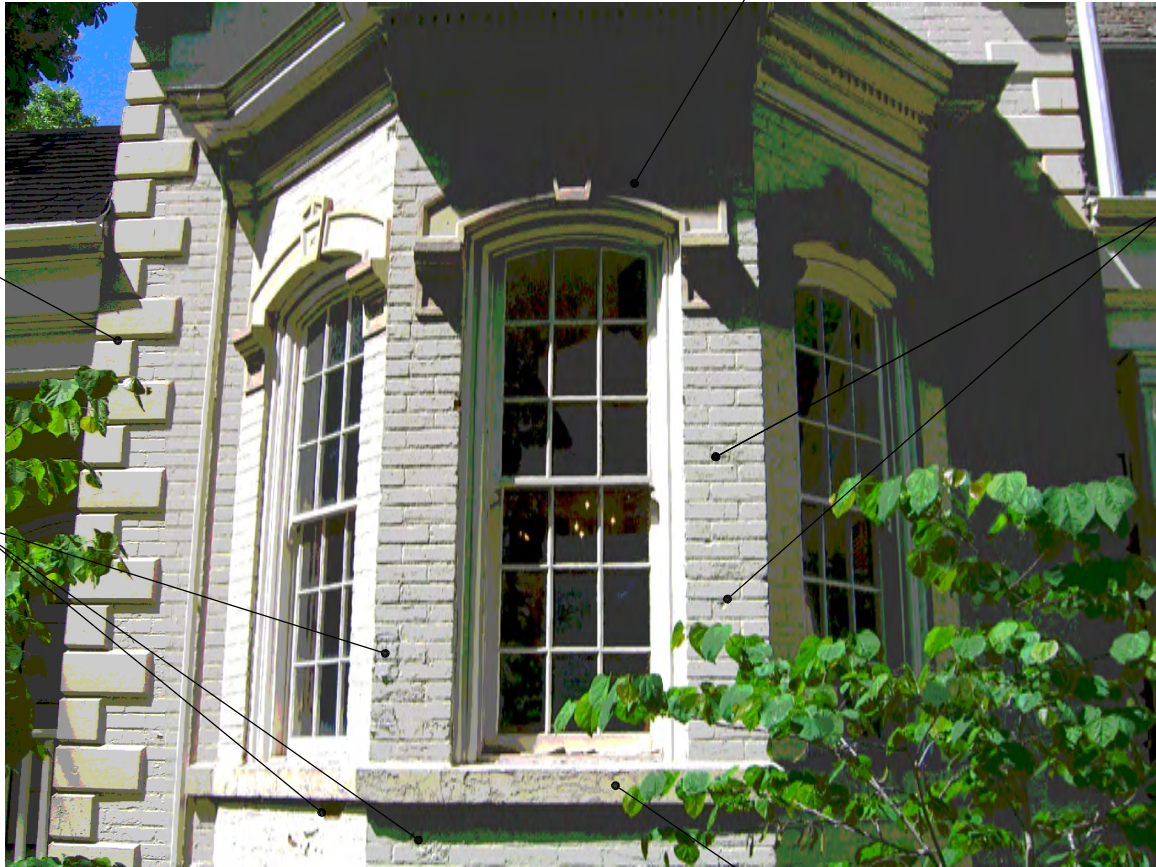
C2 MASONRY DETAIL

SCALE: N.T.S.



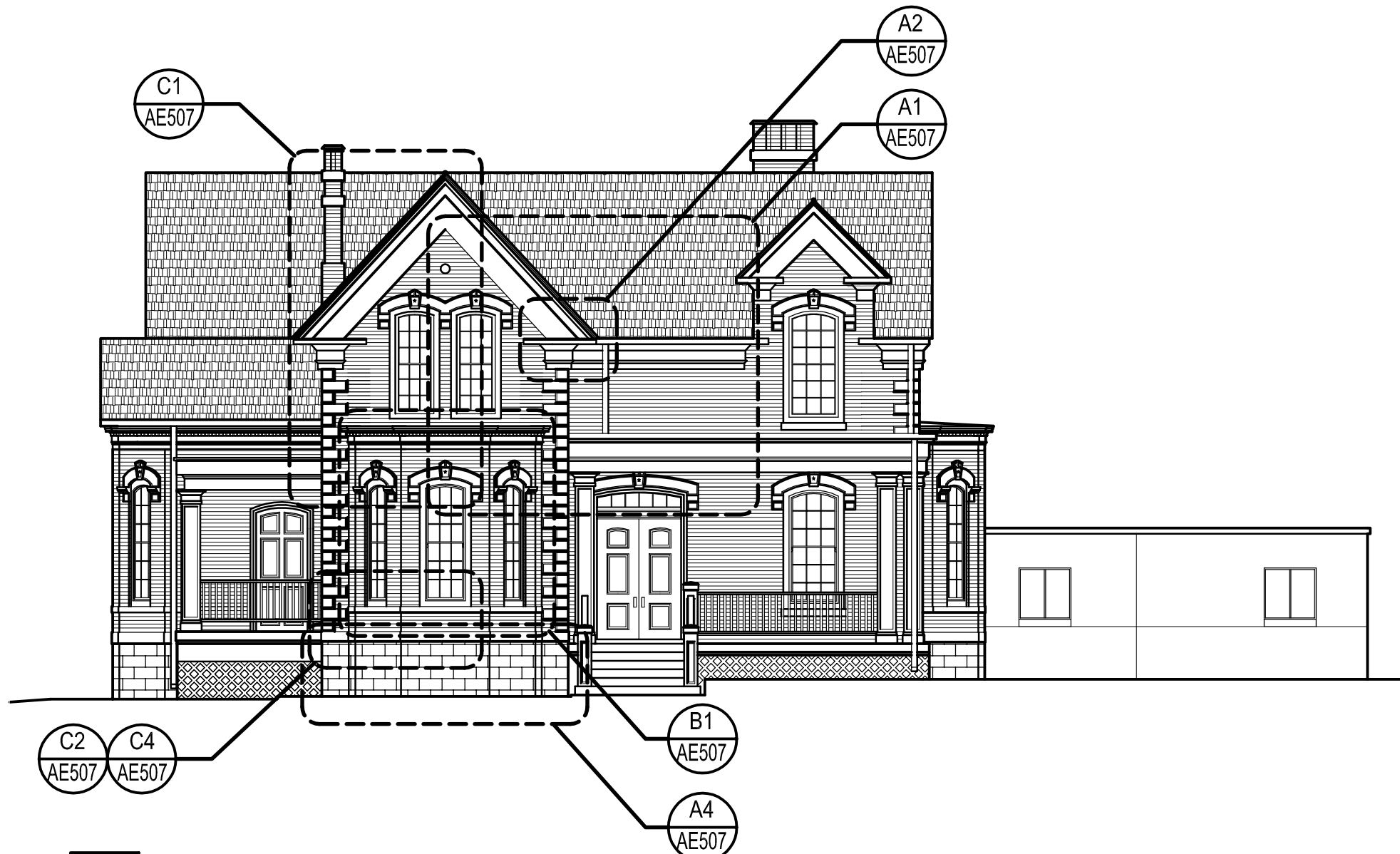
C4 EAVE DETAIL

SCALE: N.T.S.



B1 BAY WINDOW DETAIL

SCALE: N.T.S.



B2 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



A1 FACADE DETAIL

SCALE: N.T.S.



A2 EAVE DETAIL

SCALE: N.T.S.



A4 SANDSTONE MASONRY DETAIL

SCALE: N.T.S.

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Salt Lake City, Utah
Phase 3 Masonry Restoration

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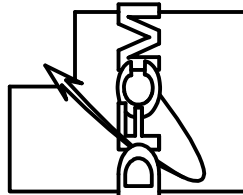
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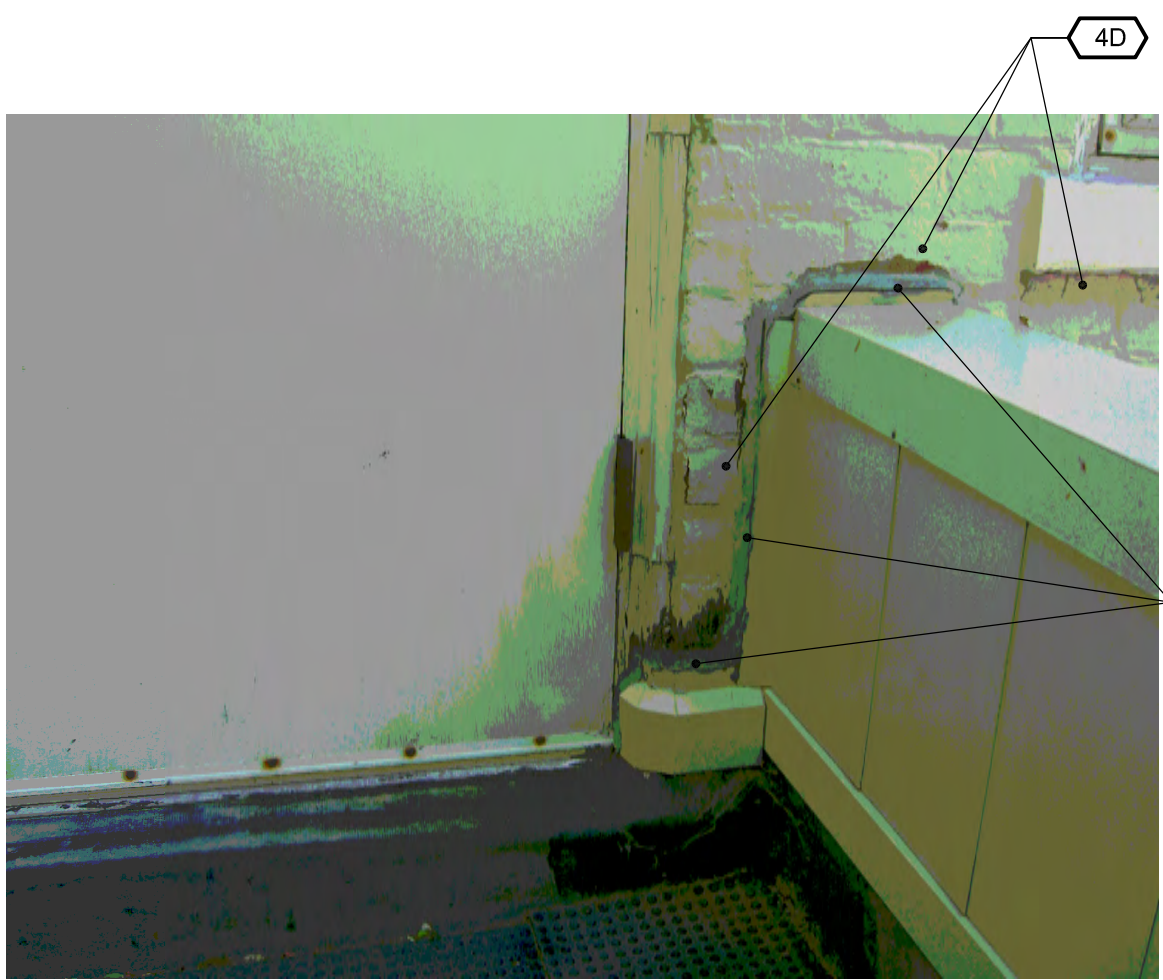
ELEVATION PHOTOS

AE507

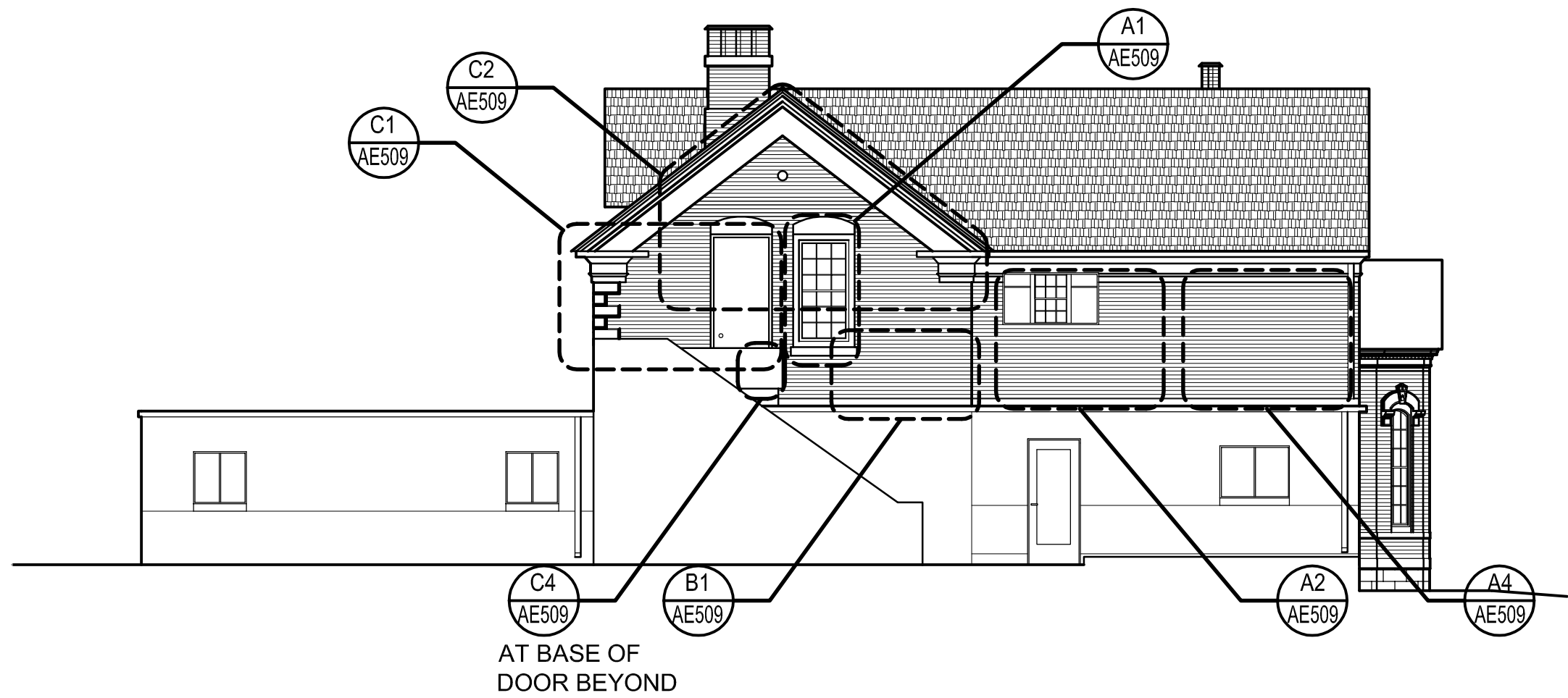
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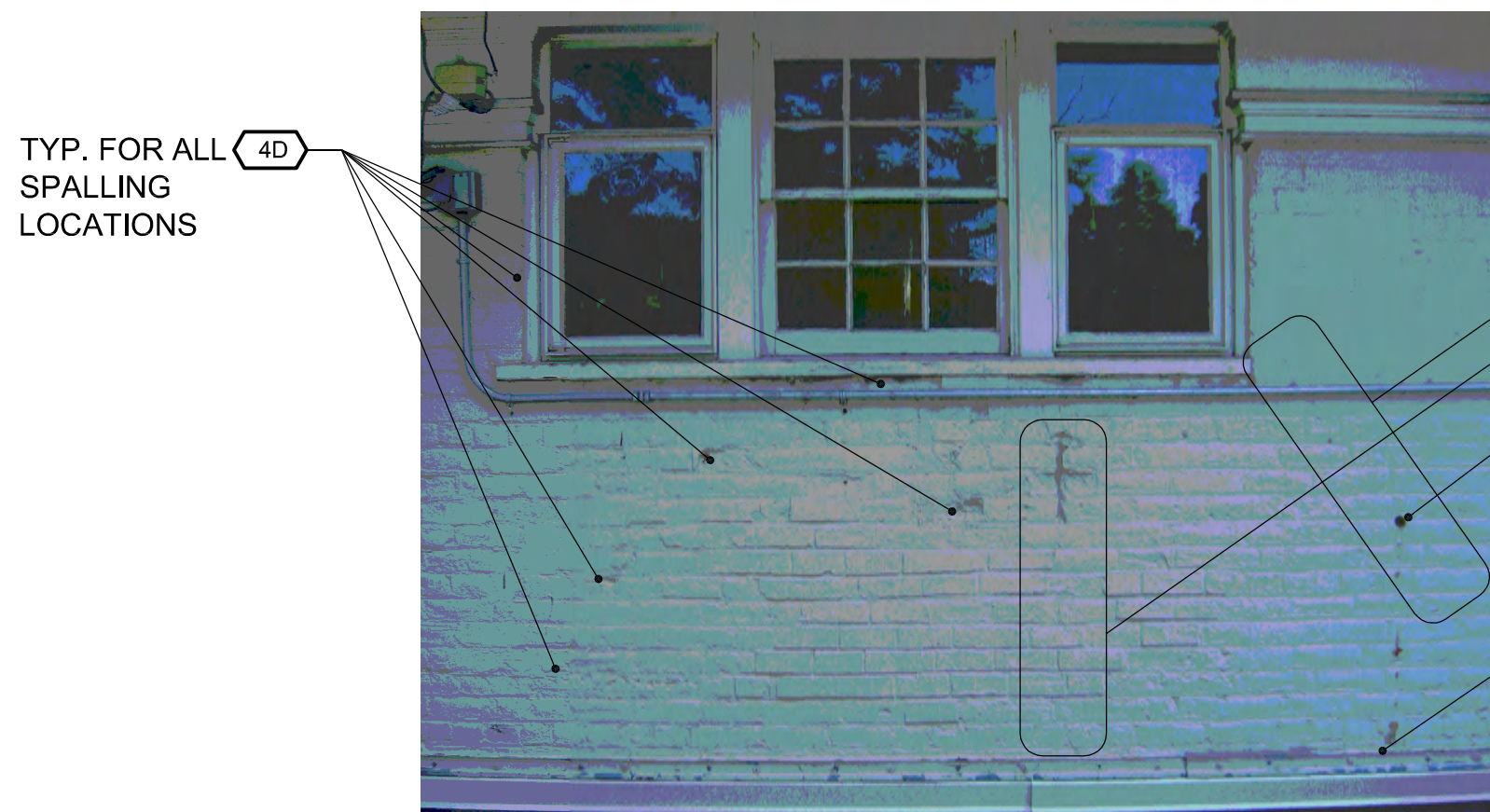


C4 THRESHOLD/JAMB DETAIL

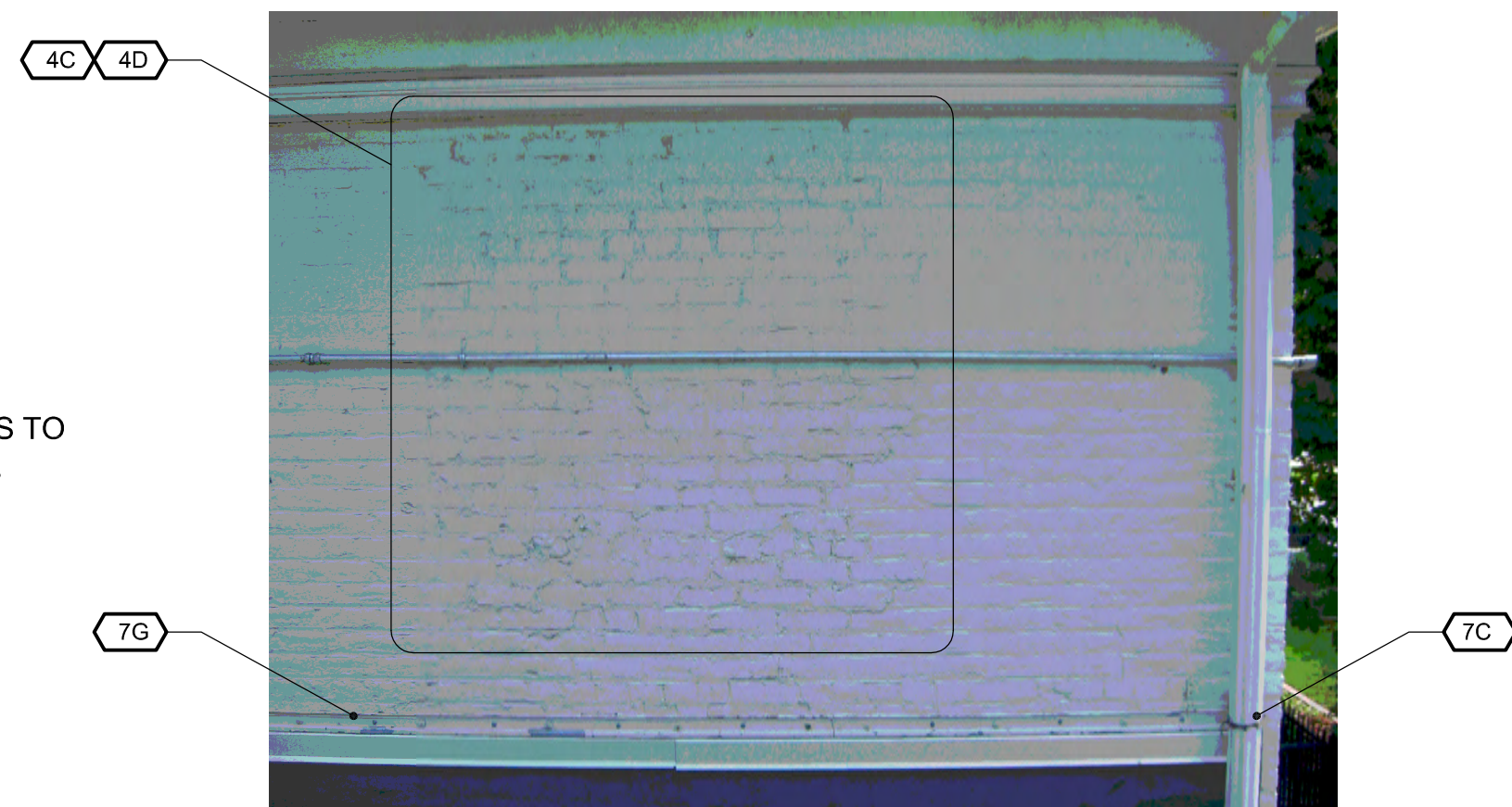


B2 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



A2 WINDOW/WALL DETAIL



A4 MASONRY DETAIL



C1 EAVE DETAIL

SCALE: N.T.S.



C2 FACADE DETAIL

SCALE: N.T.S.



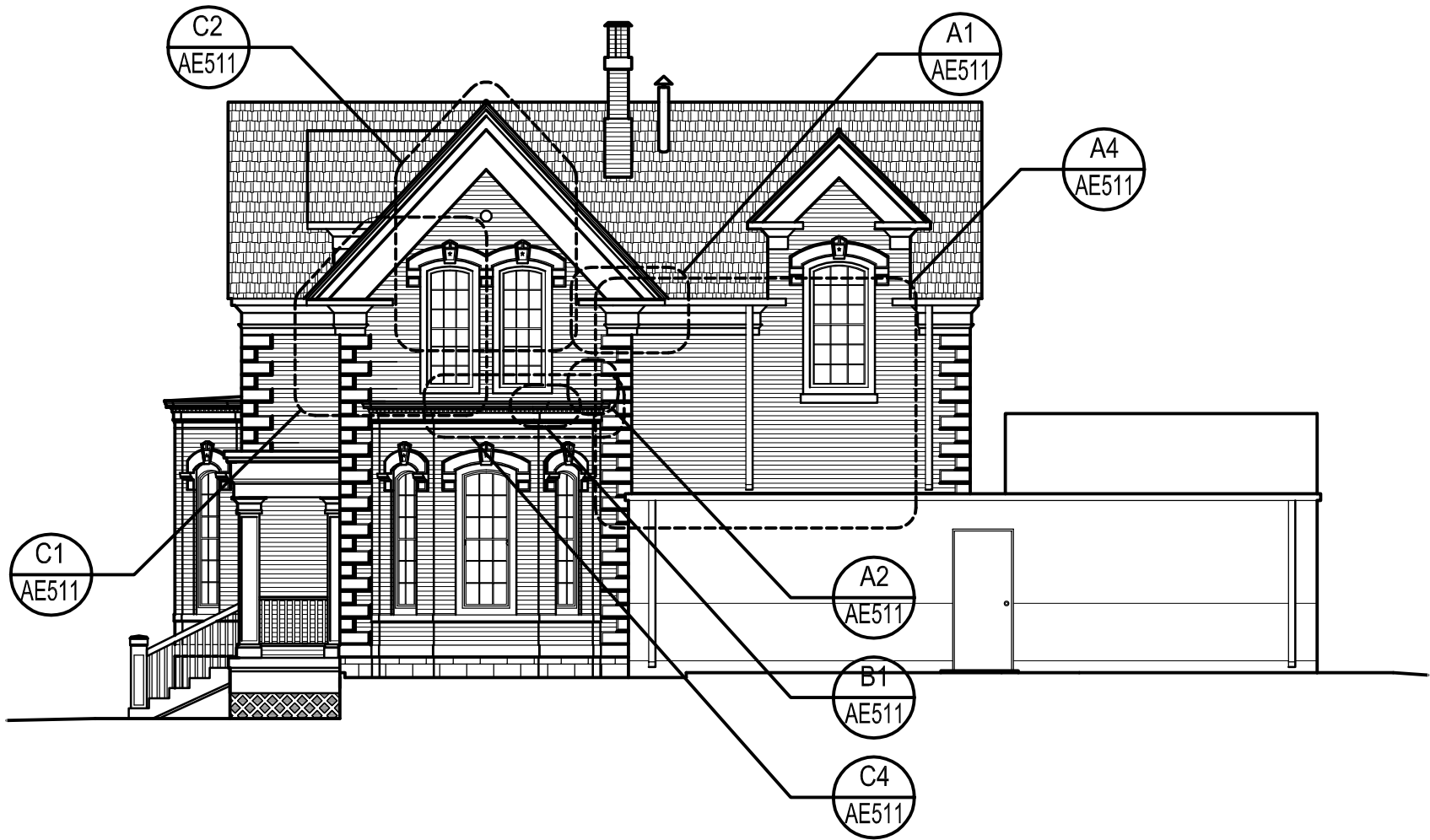
C4 EAVE DETAIL

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B1 EAVE DETAIL

SCALE: N.T.S.



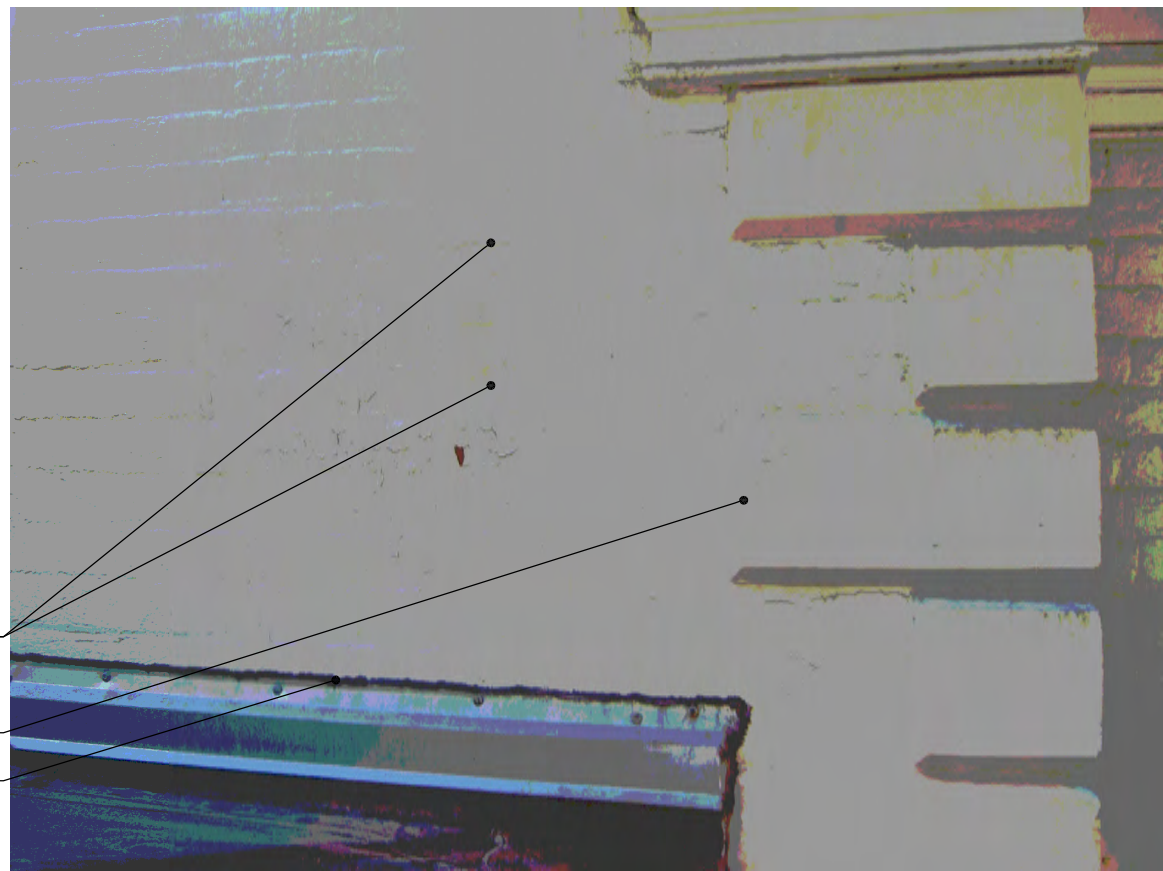
B2 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



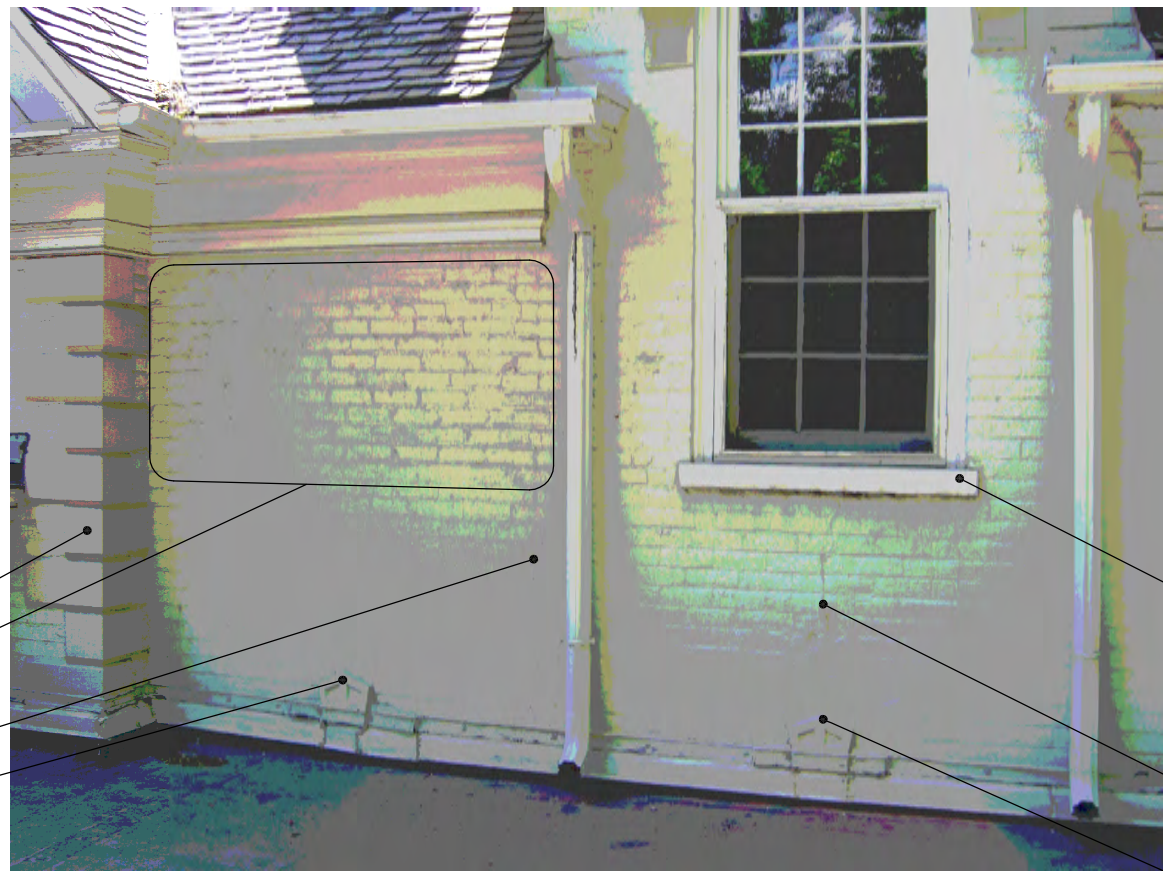
A1 EAVE DETAIL

SCALE: N.T.S.



A2 ROOFING DETAIL

SCALE: N.T.S.



A4 FACADE DETAIL

SCALE: N.T.S.

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Salt Lake City, Utah
Phase 3 Masonry Restoration

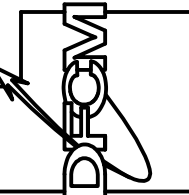
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ELEVATION PHOTOS

AE511



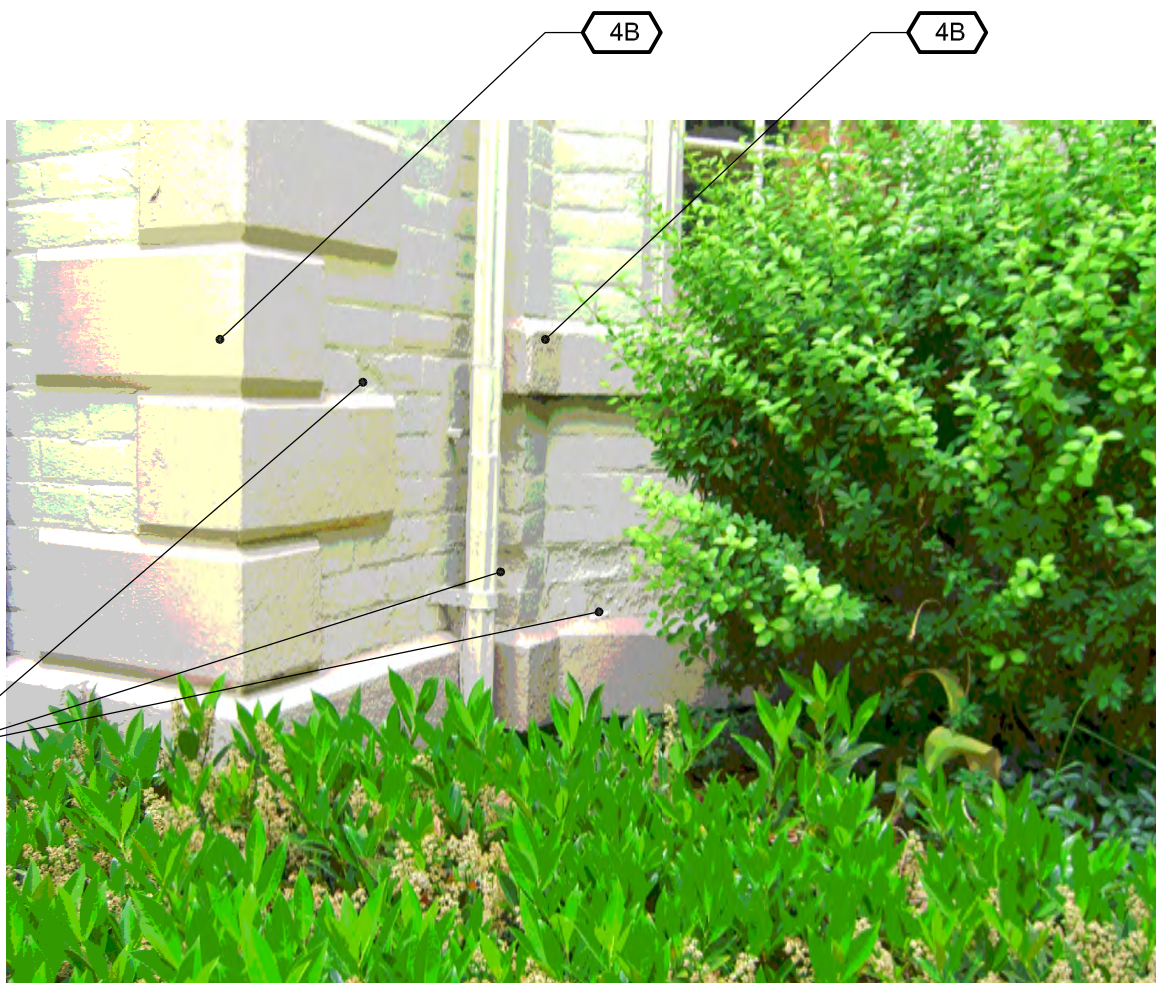
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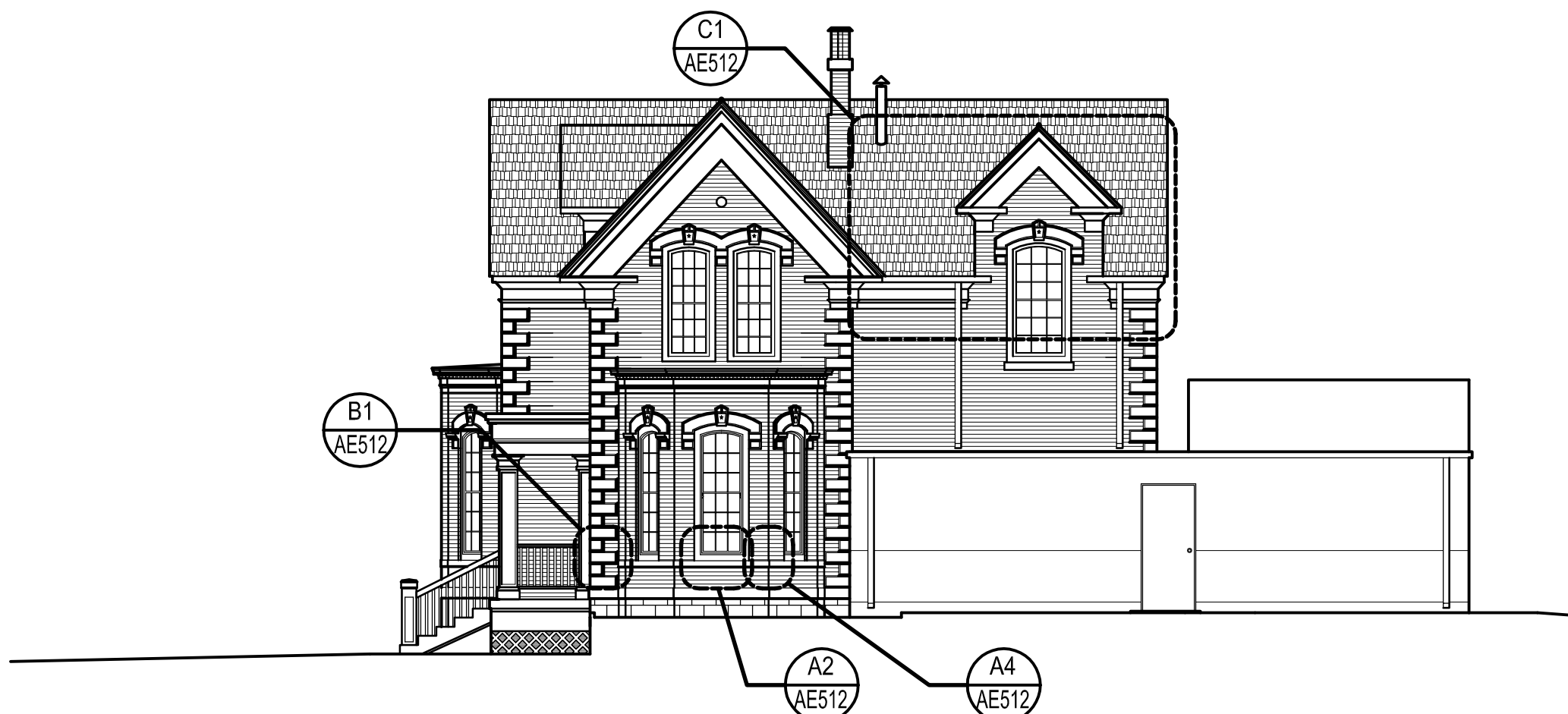
C1 GABLE DETAIL

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B1 MASONRY

SCALE: N.T.S.



B4 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



A2 SILL DETAIL

SCALE: N.T.S.



A4 MASONRY DETAIL

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ELEVATION NOTES

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Fine Arts Council Glendenning Renovation

Salt Lake City, Utah
Phase 3 Masonry Restoration

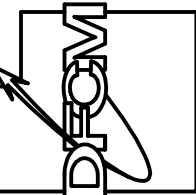
Revision # Date

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Axis Job # 0606
Owner # DFCM # 06053080
Date 2007.07.17
Drawn .
Checked .

ELEVATION PHOTOS

AE512



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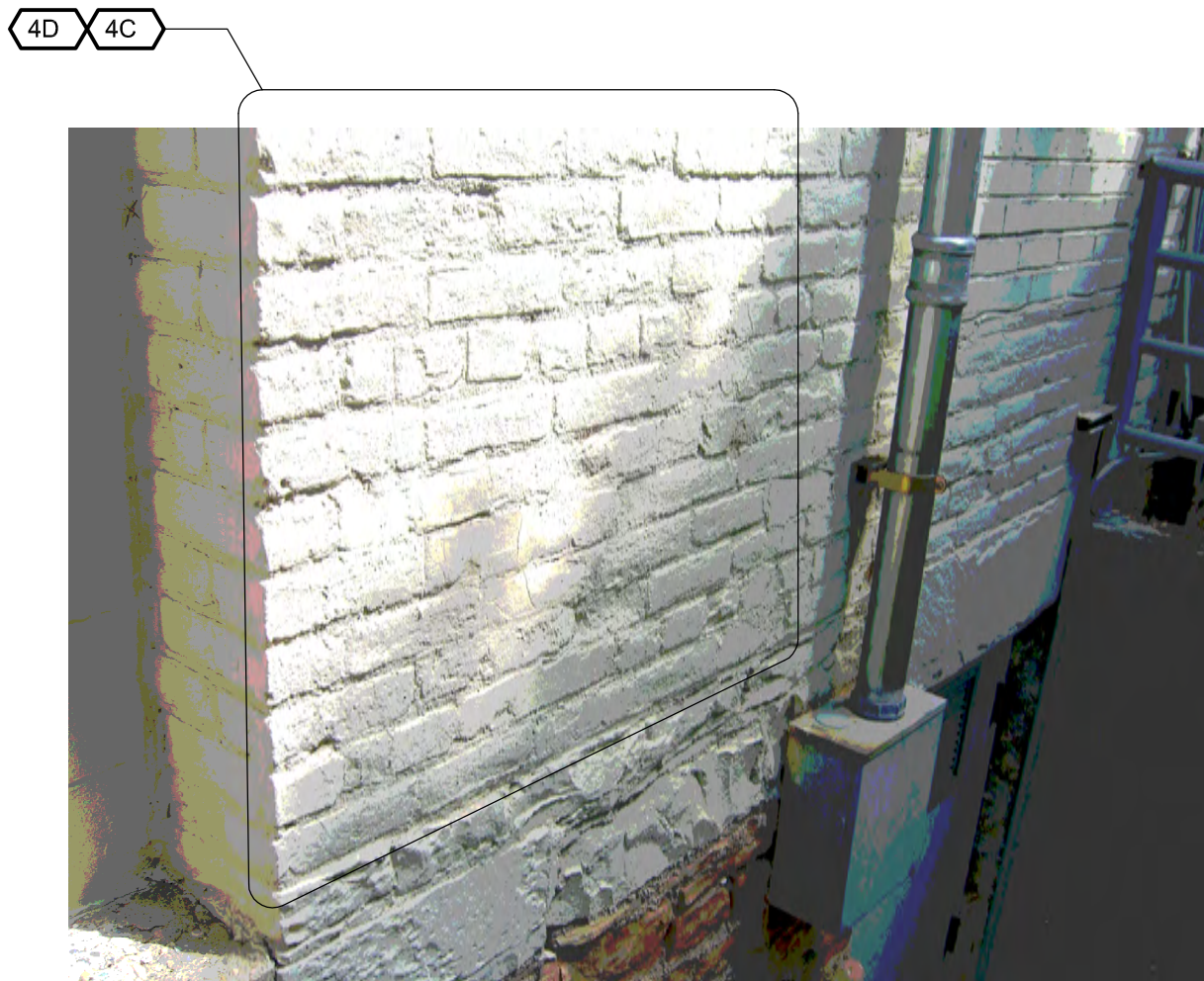
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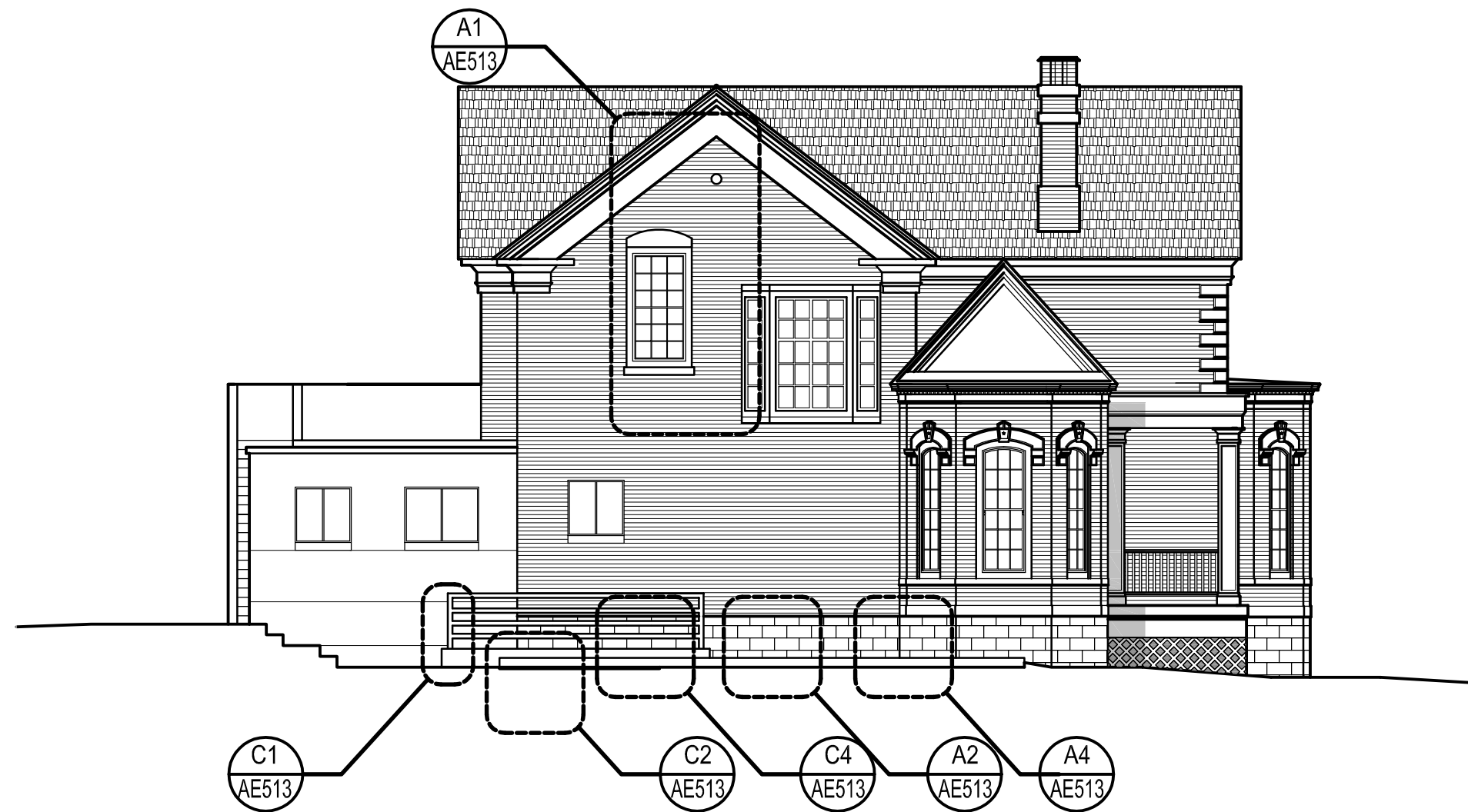
C1 MASONRY DETAIL
SCALE: N.T.S.



C2 MASONRY DETAIL
SCALE: N.T.S.



C4 MASONRY DETAIL
SCALE: N.T.S.



B4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



A1 FACADE DETAIL
SCALE: N.T.S.



A2 MASONRY DETAIL
SCALE: N.T.S.



A4 MASONRY DETAIL
SCALE: N.T.S.

GENERAL NOTES

1. UNLESS SPECIFICALLY NOTED OTHERWISE ALL PAINT SHALL BE ASSUMED TO CONTAIN LEAD, AND MUST BE REMOVED AND DISPOSED OF IN ACCORDANCE TO OSHA REGULATIONS FOR LEAD-RELATED WORK.
2. ALL BRICK SHOWING SIGNS OF SPALLING SHALL BE REPLACED WITH MATCHING BRICK. ALL CRACKED MASONRY SHALL BE REPLACED - SEE DETAIL C1/AE201 FOR ASSEMBLY DETAIL.
AFTER REPAIRS HAVE BEEN MADE, COAT ALL MASONRY WITH BREATHABLE CLEAR SEALER AS DESCRIBED IN SPECIFICATIONS.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION

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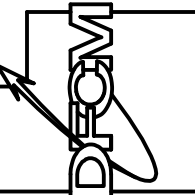
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Owner # DFCM # 06053080
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ELEVATION PHOTOS

AE513



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C1 EAVE DETAIL

SCALE: N.T.S.



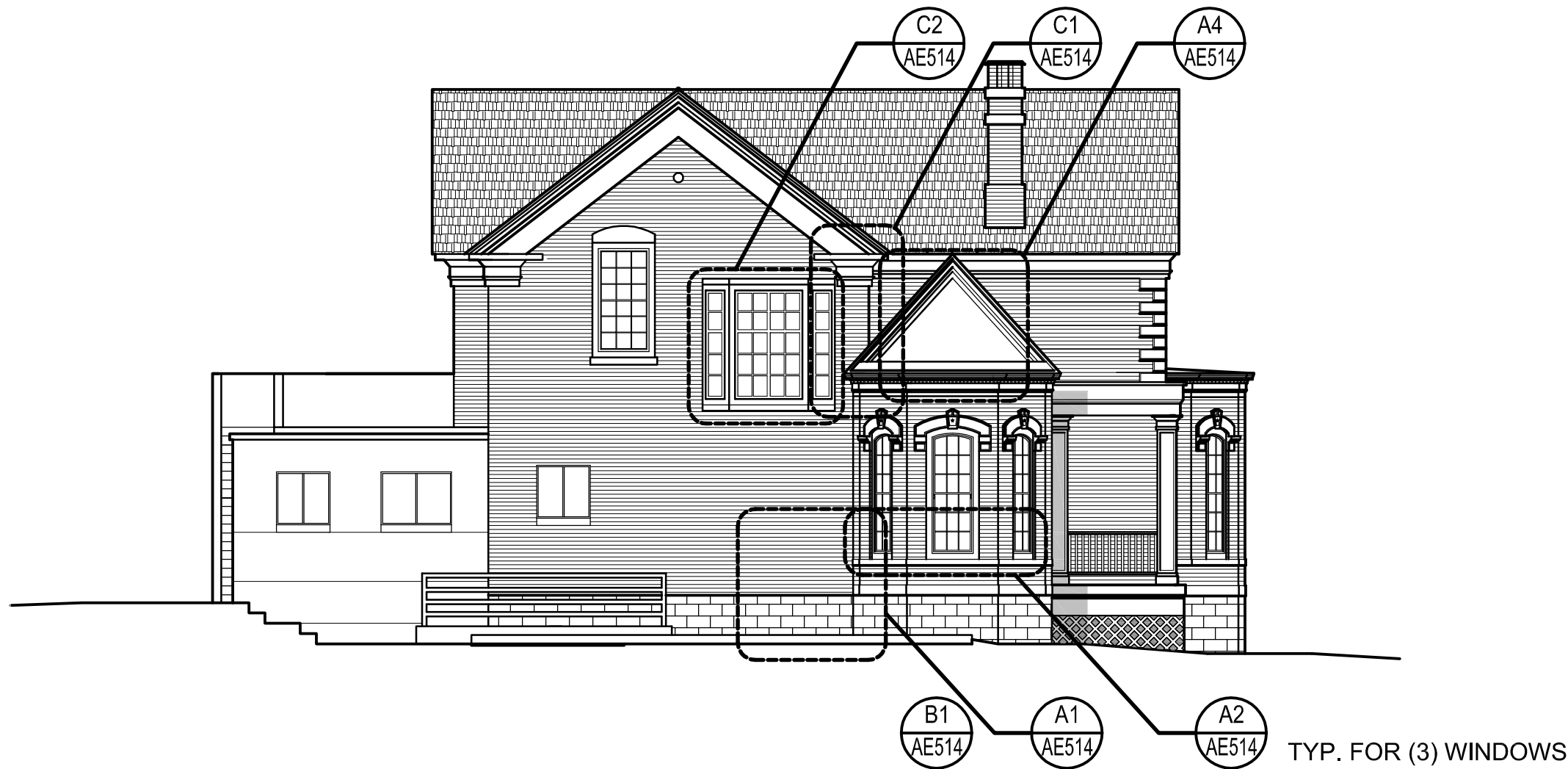
C2 WINDOW DETAIL

SCALE: N.T.S.



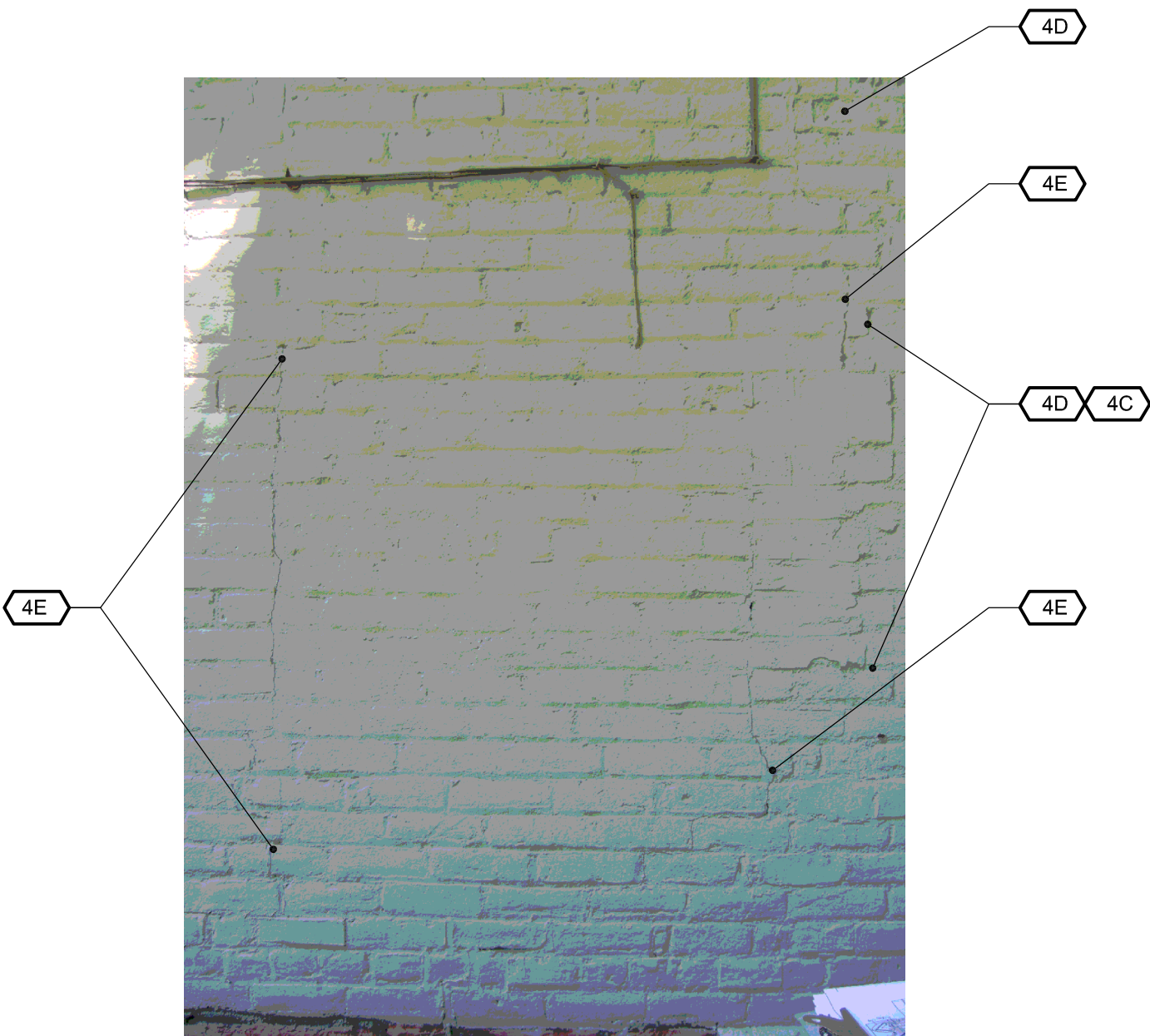
B1 EAVE DETAIL

SCALE: N.T.S.



B4 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



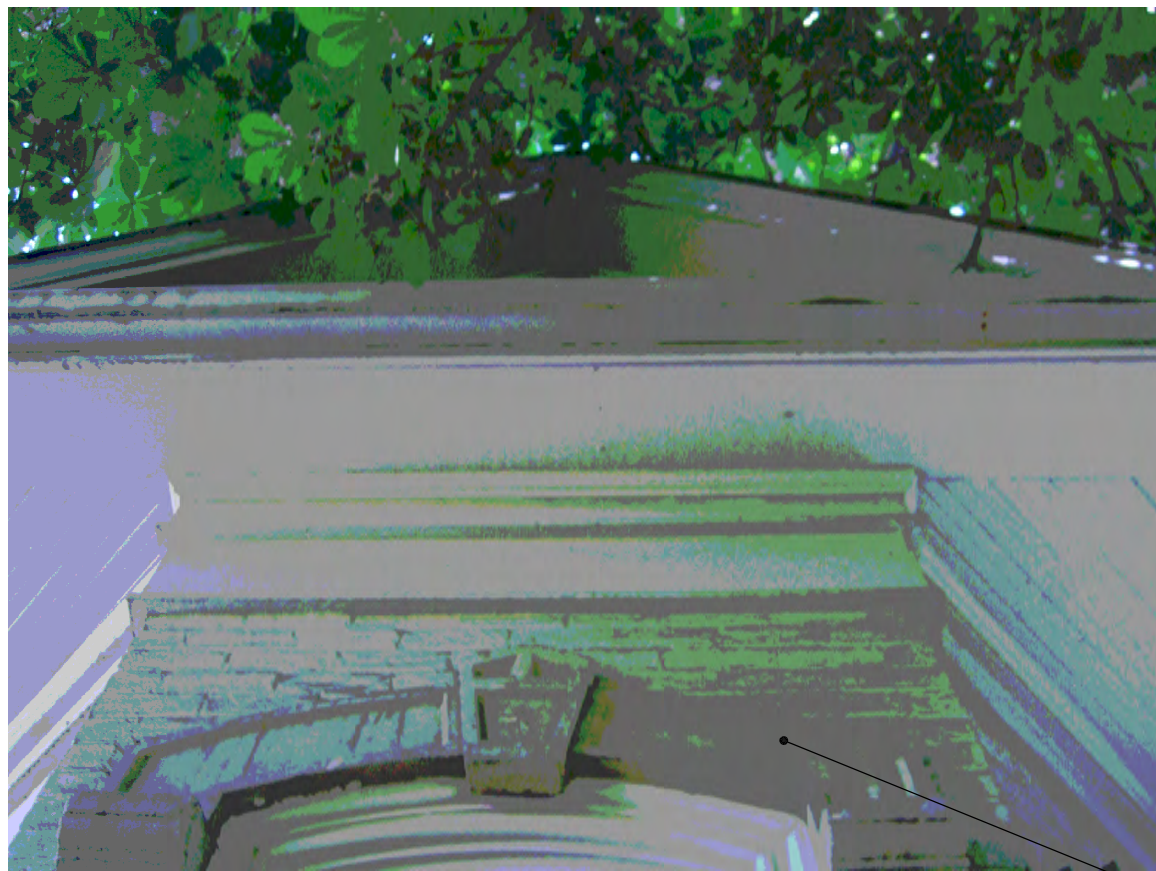
A1 FACADE DETAIL

SCALE: N.T.S.



A2 MASONRY DETAIL

SCALE: N.T.S.



A4 MASONRY DETAIL

SCALE: N.T.S.

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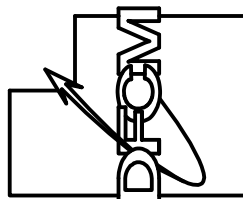
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AE514

